

**PROPERTY INFORMATION BROCHURE ON:
APPROXIMATELY 12.324+/- ACRES
LOCATED IN THE A. J. CLAYTON SURVEY A-156
LOCATED ON FM 3204
BROWNSBORO, HENDERSON COUNTY, TEXAS 75756**



**GENERAL INFORMATION ON:
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LOCATED IN THE BA. J. CLAYTON SURVEY A-156
LOCATED ON FM 3204
BROWNSBORO, HENDERSON COUNTY, TEXAS 75756**

- I. **LOCATION:** The subject property is located on FM 3204, Brownsboro, Texas.
- Directions: From Athens, travel approximately 16 miles east of Athens on Highway 31 to Brownsboro. Take a right on FM 3204, travel approximately four miles and the property will be on the left.
- Latitude: 32.298349999999999
Longitude: -95.537840000000003
- II. **ASKING PRICE:** See website for pricing.
- III. **FINANCING INFORMATION:**
- A. Existing—Treat as clear
 - B. Terms—
 - 1. Cash
 - 2. Third-Party Financing
- IV. **PROPERTY DESCRIPTION:**
- A. Improvement—The property is fenced and cross-fenced with barbwire fencing.
 - B. Terrain—
 - 1. Soil—Sandy loam soil
 - 2. Rolling/Hilly/Flat—Rolling
 - 3. Open or Wooded—Approximately 100% wooded
 - 4. % in Production—None
 - C. Road Frontage— Approximately 460' of road frontage on FM 3204
 - D. Water Source—
 - 1. Lake, Creek, Pond—The property has one small pond.
- V. **OTHER INFORMATION:**
- A. Utilities Available—
 - 1. Electric— Oncor (888-313-6862)
 - 2. Water— Community Water
 - 3. Internet—None

4. Telephone— Brightspeed (844-595-0525)
5. Natural Gas—None available.
6. Sewer—Septic system required.

***Note:** *Broker does not warrant utilities. Broker advises any prospective Buyer to verify availability of utilities with various utility companies.*

- B. Restrictions—Subject to any restrictions of record.
- C. Easements—Subject to any visible and apparent easements and any easements of record.

VI. TAXES AND TAXING AUTHORITIES:

- A. Henderson County
- B. Brownsboro Independent School District
- C. Estimated Taxes—Approximately \$1,439.83 per year without exemptions per the Henderson County Appraisal District

VII. MINERALS:

- A. Oil, Gas and Other Minerals—Owner to reserve all oil, gas and other minerals not previously reserved or conveyed by Seller's predecessors in title with the right of ingress and egress to explore for same.
- B. Surface Minerals—100% of surface minerals owned by to be conveyed. Surface minerals include but not limited to clay, lignite, iron ore, top soil, sulphur or any minerals which if mined is done be surface mining operations.

VIII. REMARKS:

Approximately 12.324 scenic acres right outside Brownsboro. This peaceful setting features slight rolling terrain with one pond, creek and power and water at the road. The property is close to town, but feels as if its out in the country.

**** Note:** *This material is based upon information which we, Steve Grant Real Estate LLC, consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice. Texas law requires all licensees to provide the Texas Real Estate Commission Information About Brokerage Services and the Texas Real Estate Commission Consumer Protection Notice, which can be found at www.stevegrant.com.*





